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Conservation Commission

Minutes

Wednesday, Aug 7, 2019

Ms. Mitchener called the Wednesday, Aug 7th, 2019 meeting of the Conservation Commission to order at 6:00 PM in Room 14 of the North Reading Town Hall, 235 North Street, North Reading, MA.

Members Present: Lori Mitchener, Chair
Randy Mason, Member
Martin Weiss, Member
Tim Allen, Member
Melissa Campbell, Member

Absent:

Staff Present: Christine Doolin, Administrative Assistant
Leah Basbanes, Conservation Agent

Discussion/ Correspondence File/Minutes

Minutes

Ms. Mitchener moved seconded, by Mr. Mason, and voted 5-0;
that the Conservation Commission approve the minutes from July 12th, 2019.

Certificate of Compliance

173 Marblehead St (245-1481) septic system

Mr. Mason moved, seconded by Mr. Weiss and voted 5-0;
that the Conservation Commission issue a Certificate of Compliance for the work completed in substantial compliance.

Public Hearings

77 Elm St (245-1608) 7 lot subdivision

Asked for a continuance to the Sept 11th conservation meeting

20 Elm St (245-1613) ANRAD Delineation of the wetland resource areas on the property.

Greg H stated at the last public hearing we continued to allow the commission to contract a third party consultant. We had a site visit with a peer view consultant, we walked the delineated resource area boundaries and made some adjustments in two locations. The first area was down near the B series and moved one of the flags up approximately 6 feet then we made an adjustment where the C series is, we think the reason why the change was made is there's a lot of wetlands plants in the area there's still some evidence of hydrology. The fill material that was brought in didn't show any signs of hydrology but there was enough there to make the adjustment. Our guess to what happened in that area was when fill was brought in to construct the parking lot and they installed the culvert through the site they more than likely dredged the channel lowering the water table in that area. We looked at it closely and made the call to make the adjustment in that location. We did move the flag up quite a bit C5 to C2B I think it was about 15 feet and we eliminated C3 C2 and we added C2A about 8 feet up slope from where the line was. It still falls short of the parking lot by about 10 feet but those are the changes that we made.

Also at the last meeting discussed if the stream flowed year round it not shown on the USGS map which doesn't mean it can't be perennial the regulations are very clear it still can be but it needs to have a water shed size and at least a square mile or half square mile, in this case we ran stream stats and it came out to .05 square miles. Not even close to the half square mile that we would require. We submitted that information to the commission as well in our letter with the revised plan. The plan that we originally submitted following the adjustments that were made out in the field had the wrong revision date on it, it had 6/30/19, it has been revised to say 7/30/19.

So I believe the commission has everything they need at this point to hopefully close and issue the ANRAD.

Leah Basbanes stated that there were some information from outside groups that was submitted to us. A plan from 1962 that shows a wetland area.

Greg Hotchmuth stated the letter was submitted by the Ipswich River Water Shed Association. Wetlands were filled on that property. It is in the area of the parking lot. Confirmed wetlands were filled on this property between 1955-1965. The Thompson club moved from Nahant to North Reading in 1963. that time line follows the fill that was placed in the parking lot. I think they filled those wetlands around that time. It appears there was a large wetland. The wetlands were filled before the wetlands protection act. In 1978 it was revised to include inland wetlands then in 1990 it was revised unauthorized fill. Wetlands were filled but it doesn't impact the ANRAD.

Leah stated at the previous meeting there were 3 issues that were brought up. First was about the plan being stamped by a surveyor. Greg stated it's not technically required but we could put a stamp on it but we have no problem to do so. Leah also mentions the labeling of the drain they recommend that it should be labeled a stream and the third issue is the area that extends from area C18, any of those property owners there are willing to give permission to have that wetlands accurately delineated in the field there's nothing anyone can do except make an approximation as to where that line is. Greg said we did take Caron Environmental over to that corner of the property and talked through what was discussed at the last ANRAD meeting. The letter submitted by Caron Environmental said that the line was conservative as shown on our plan. Greg said we would be happy to flag wetlands on that property if we could get permission but I do think that if that is done the buffer zone will move further from our property and I'm not sure we would get the results that everyone wants. Greg stated we think what we show is close enough and if anything conservative.

Randy Mason stated I don't see any harm to do stream/ditch.

Greg stated RC drain/intermittent flow. I think that would accurately depict what is out there.

Lori states that we will hear any concerns as it relates to the delineation.

Marta Nover from the BETA Group stated I submitted the letter late and I apologize. I am here with Hill Law, Elizabeth Pile who is representing concerned neighbors. There were three items in the letter and you hit on all of them. We feel that the plan should be stamped by a PLS. Leah stated Greg agreed to do so. We feel that it's very important to label the stream drain/stream vs drain/flow. It is a stream and should be labeled such. The third item the revised ANRAD plan measures the limit of jurisdiction in the northern portion of the site, behind the homes on Elm St. We also submitted a copy of a 1962 plan which was to point that there was a brook there and it's a culvert and stream not just flow.

Elizabeth Pile attorney at Hill Law wanted to say we very much appreciate labeling it a stream so there's no doubt.

The board voted to close the public hearing. We have to vote to approve the ANRAD at next meeting 9/11/19.

Adjourn

Mrs. Mitchener moved, seconded by Mr. Mason, and voted 5-0;
that the Conservation Commission adjourn the meeting at 8:45 PM

Approved _____

Dated _____

10/10/2017